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THE DEPUTY COMMONWEALTH STATISTICIAN,
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COMMONWEALTH BUREAU OF CENSUS AND STATISTICS

In reply quote No.

BUILDING OPERATIONS

EIGHTH FLOOR,
DA COSTA BUILDING,
68 GRENFELL STREET,
ADELAIDE.

South Australia

Bulletin No. 4 of 1960

A summary of building operations on this page is followed by further details of types of houses, other new buildings, dwellings in local government areas and employment.

Definitions of terms used in this bulletin are found on page 5.

NEW BUILDINGS

The number of houses and flats completed during 1959 reached the record figure of 9,219 and exceeded the 1958 total by 952. The value of houses and flats completed, £29,906,000, was also a record.

The value of all new buildings commenced during 1959 reached a new peak of £47,199,000

New Buildings Commenced, Completed and Under Construction

Period	Houses		Flats		Factories		Other New	Total New
	No.	£'000	No.	£'000	No.	£'000	Buildings £'000	Buildings £'000
COMMENCED DURING PERIOD								
Year ended -								
Dec. 1955	8,261	24,890	166	386	156	2,635	12,276	40,187
1956	7,463	23,077	149	323	146	2,089	8,706	34,195
1957	6,898	22,281	371	840	131	2,749	8,192	34,062
1958	7,141	22,846	769	1,831	132	2,461	12,306	39,444
1959	8,665	28,189	713	1,717	136	2,028	15,265	47,199
Quarter ended -								
Dec. 1958	1,897	6,052	229	513	44	847	2,755	10,167
Mar. 1959	1,958	6,312	94	202	33	553	2,610	9,677
June	2,356	7,592	172	408	42	480	3,579	12,059
Sept.	2,265	7,369	177	450	29	326	4,682	12,827
Dec.	2,086	6,916	270	657	32	669	4,394	12,636
COMPLETED DURING PERIOD								
Year ended -								
Dec. 1955	7,282	21,200	126	281	128	1,898	4,742	28,121
1956	7,673	23,767	106	265	175	4,189	6,608	34,829
1957	7,318	23,539	316	716	149	2,575	9,498	36,328
1958	7,705	25,030	562	1,342	119	1,888	14,384	42,644
1959	8,628	27,983	591	1,389	145	2,343	12,411	44,126
Quarter ended -								
Dec. 1958	2,038	6,595	201	500	38	856	6,105	14,056
Mar. 1959	1,832	5,878	148	370	34	440	2,784	9,472
June	2,232	7,213	128	295	38	478	3,149	11,135
Sept.	2,157	7,016	152	356	47	1,061	2,880	11,313
Dec.	2,407	7,876	163	368	26	364	3,598	12,206
UNDER CONSTRUCTION AT END OF PERIOD								
Dec. 1955	6,165	18,388	129	312	97	4,148	12,669	35,517
1956	5,944	18,278	170	370	67	2,093	15,983	36,724
1957	5,495	17,580	225	510	49	2,363	14,986	35,439
1958	4,931	15,705	432	995	63	2,977	13,146	32,823
1959	4,968	16,208	554	1,367	54	2,805	16,080	36,460
Dec. 1958	4,931	15,705	432	995	63	2,977	13,146	32,823
Mar. 1959	5,057	16,292	378	866	62	3,089	12,962	33,209
June	5,181	16,717	422	978	66	3,011	13,398	34,104
Sept.	5,289	17,128	447	1,082	48	2,288	15,293	35,791
Dec.	4,968	16,208	554	1,367	54	2,805	16,080	36,460

NEW HOUSES

While the total number of houses built during the last five years has been increasing, commencements of Owner-built houses have been decreasing. Only 1,009 Owner-built houses were commenced during 1959, little more than half the number commenced in 1955. In December 1959 there were 1,213 under construction compared with 2,220 in December, 1955.

Contract Built and Owner Built Houses

Period	Contract Built				Owner Built			
	Brick, Stone etc.		Other		Brick, Stone etc.		Other	
	No.	£'000	No.	£'000	No.	£'000	No.	£'000
COMMENCED DURING PERIOD								
Year ended -								
Dec. 1955	5,021	15,275	1,263	3,289	1,656	5,568	321	758
1956	4,423	13,896	1,113	2,910	1,582	5,424	345	847
1957	4,417	14,544	883	2,375	1,295	4,605	303	757
1958	4,917	16,174	886	2,329	1,074	3,733	264	610
1959	6,547	21,793	1,109	3,014	822	2,943	187	439
Quarter ended -								
Dec. 1958	1,243	4,123	303	793	282	982	69	154
Mar. 1959	1,435	4,754	275	748	201	707	47	103
June	1,743	5,746	311	840	249	877	53	129
Sept.	1,780	5,903	254	681	183	673	48	112
Dec.	1,589	5,390	269	745	189	686	39	95
COMPLETED DURING PERIOD								
Year ended -								
Dec. 1955	4,599	13,743	1,047	2,772	1,305	3,970	331	715
1956	4,669	14,771	1,247	3,237	1,474	5,087	283	672
1957	4,510	14,751	1,022	2,724	1,485	5,301	301	763
1958	4,946	16,291	920	2,433	1,491	5,435	348	871
1959	6,064	20,021	1,001	2,953	1,192	4,325	281	681
Quarter ended -								
Dec. 1958	1,335	4,352	193	505	417	1,511	93	227
Mar. 1959	1,194	3,924	226	591	328	1,159	84	204
June	1,590	5,179	279	769	303	1,124	60	141
Sept.	1,602	5,312	269	738	233	836	53	130
Dec.	1,678	5,609	317	855	328	1,206	84	206
UNDER CONSTRUCTION AT END OF PERIOD								
Year ended -								
Dec. 1955	3,352	10,056	593	1,513	1,941	6,177	279	642
1956	3,113	9,521	455	1,192	2,047	6,736	329	829
1957	2,976	9,415	341	925	1,849	6,392	329	848
1958	2,951	9,341	303	818	1,432	4,937	245	609
1959	3,434	11,235	321	883	1,062	3,711	151	379
Quarter ended								
Dec. 1958	2,951	9,341	303	818	1,432	4,937	245	609
Mar. 1959	3,192	10,260	352	974	1,305	4,547	208	511
June	3,345	10,832	384	1,048	1,251	4,335	201	502
Sept.	3,523	11,438	369	996	1,201	4,206	196	488
Dec.	3,434	11,235	321	883	1,062	3,711	151	379

The 1,372 "other" type houses completed during 1959 comprised 1,237 fibro cement valued at £3,220,000 and 135 other types of construction, mainly weatherboard, with a value of £414,000. During the December quarter 1959, these types of houses completed were 363 (£946,000) and 38 (£115,000) respectively.

OTHER NEW BUILDINGS

The following tables show number and value of other new buildings classified according to type of building.

"Other New Buildings" include shops, offices, etc. with dwelling attached.

Number of Other New Buildings

Type	Year ended Dec.			Quarter ended				
	1957	1958	1959	Dec. 1958	Mar. 1959	June 1959	Sept. 1959	Dec. 1959
COMMENCED DURING PERIOD								
Shops	133	130	150	30	41	42	36	31
Offices	27	42	49	4	10	10	21	8
Other Business Premises	123	162	211	54	31	72	68	40
Educational	207	195	138	58	33	36	46	23
Health	20	29	22	6	7	7	4	4
Total (a)	708	757	746	209	170	213	213	150
COMPLETED DURING PERIOD								
Shops	146	125	159	44	33	51	37	38
Offices	34	46	41	12	11	8	15	7
Other Business Premises	126	140	215	54	43	38	52	82
Educational	182	188	148	43	37	46	36	29
Health	25	25	28	10	2	11	8	7
Total (a)	722	685	806	212	187	208	204	207
UNDER CONSTRUCTION AT END OF PERIOD								
Shops	67	72	63	72	80	71	70	63
Offices	25	21	29	21	20	22	28	29
Other Business Premises	41	64	60	64	52	86	102	60
Educational	82	89	79	89	85	75	85	79
Health	25	29	23	29	34	30	26	23
Total (a)	325	397	337	397	380	385	394	337

Value of Other New Buildings (£'000)

Type	Year ended Dec.			Quarter ended				
	1957	1958	1959	Dec. 1958	Mar. 1959	June 1959	Sept. 1959	Dec. 1959
COMMENCED DURING PERIOD								
Shops	720	851	1,134	208	360	254	326	194
Offices	593	1,604	2,103	44	518	106	859	620
Other Business Premises	1,146	2,409	2,664	621	506	905	798	455
Educational	2,841	2,764	3,569	874	494	734	1,503	838
Health	592	1,904	2,194	243	80	625	96	1,393
Total (a)	8,192	12,306	15,265	2,755	2,610	3,579	4,682	4,394
COMPLETED DURING PERIOD								
Shops	726	784	1,431	314	530	369	192	340
Offices	1,774	1,947	559	583	137	96	248	78
Other Business Premises	1,353	2,416	2,500	768	380	464	513	1,143
Educational	1,517	1,860	3,381	431	1,003	627	395	1,356
Health	1,856	5,199	1,476	3,515	64	710	582	120
Total (a)	9,498	14,384	12,411	6,105	2,784	3,149	2,880	3,598
UNDER CONSTRUCTION AT END OF PERIOD								
Shops	848	928	647	928	770	660	795	647
Offices	1,720	1,417	2,969	1,417	1,788	1,808	2,421	2,969
Other Business Premises	957	959	1,238	959	1,087	1,549	1,929	1,238
Educational	2,701	3,598	3,730	3,598	3,072	3,167	4,248	3,730
Health	7,051	3,875	4,573	3,875	3,890	3,787	3,311	4,573
Total (a)	14,986	13,146	16,080	13,146	12,962	13,398	15,293	16,080

(a) Includes other types of buildings (hotels, guest houses and buildings for religion, entertainment, recreation and miscellaneous purposes).

NEW DWELLINGS IN LOCAL GOVERNMENT AREAS

In recent years, a considerable proportion of home building has been concentrated in few local government areas. During 1959, dwellings completed in the Corporations of Enfield and Marion and the District Council of Salisbury (which includes Elizabeth) accounted for 34.2% of the State total.

No. of dwellings - Permits & Completions (a)

Local Government Area	Year ended Dec.			Quarter ended				
	1957	1958	1959	Dec. 1958	Mar. 1959	June 1959	Sept. 1959	Dec. 1959
PERMITS AND AUTHORIZATIONS (b)								
Metropolitan:								
Brighton	435	454	310	89	54	86	93	77
Burnside	295	307	330	70	82	97	72	79
Campbelltown	531	350	607	78	123	115	161	208
Enfield	678	834	848	217	170	227	190	261
Marion	1,101	889	887	130	288	159	252	188
Mitcham	417	463	656	104	124	244	140	148
Port Adelaide	221	250	234	78	59	55	56	64
West Torrens	554	393	450	81	91	73	167	119
Woodville	325	559	480	136	139	136	107	98
Other Metropolitan (c)	682	704	795	244	128	203	216	248
Total	5,239	5,203	5,597	1,227	1,258	1,395	1,454	1,490
Country:								
Mt. Gambier Corp'n	304	201	127	34	24	67	14	22
Noarlunga D.C.	114	141	112	42	13	24	43	32
Pt. Augusta Corp'n	27	116	97	8	32	14	26	25
Pt. Lincoln Corp'n	103	89	59	15	7	32	9	11
Pt. Pirie Corp'n	36	64	34	10	4	10	14	6
Salisbury D.C.	856	853	1,442	263	98	680	216	447
Teatree Gully D.C.	116	153	270	25	45	71	59	94
Whyalla Town Comm.	67	316	283	181	51	132	28	72
Other Country (c)	850	1,014	1,128	282	242	252	304	325
Total	2,473	2,947	3,552	860	516	1,282	713	1,034
Total State	7,712	8,150	9,149	2,087	1,774	2,677	2,167	2,524
COMPLETIONS								
Metropolitan:								
Brighton	337	421	506	128	151	160	94	101
Burnside	291	302	315	85	72	74	74	95
Campbelltown	544	538	458	102	88	137	111	122
Enfield	701	762	935	220	194	249	259	233
Marion	918	1,056	903	273	193	227	252	231
Mitcham	511	447	546	115	98	129	126	193
Port Adelaide	190	220	250	64	66	67	50	67
West Torrens	467	416	480	92	116	93	151	120
Woodville	340	377	692	117	116	185	185	206
Other Metropolitan	649	748	625	238	136	183	154	152
Total	4,948	5,287	5,710	1,434	1,230	1,504	1,456	1,520
Country:								
Mt. Gambier Corp'n	274	280	138	59	24	47	40	27
Noarlunga D.C.	56	90	100	20	27	18	22	33
Pt. Augusta Corp'n	68	67	78	26	22	12	15	29
Pt. Lincoln Corp'n	71	108	71	25	20	13	16	22
Pt. Pirie Corp'n	53	84	57	13	16	11	13	17
Salisbury D.C.	927	1,029	1,329	295	251	359	330	389
Teatree Gully D.C.	59	124	184	39	47	33	44	60
Whyalla Town Comm.	70	96	261	35	39	62	79	81
Other Country	1,137	1,132	1,332	305	313	311	305	403
Total	2,715	3,010	3,550	817	759	866	864	1,061
Total State	7,663	8,297	9,260	2,251	1,989	2,370	2,320	2,581

(a) Dwelling units - houses and flats plus "Other New Buildings" which have dwelling attached. (b) Permits are not required throughout country districts. (c) Includes government authorizations.

EMPLOYMENT

Persons employed by builders constructing new buildings at 16th December, 1959, totalled 13,117, representing a new record for the industry.

Employment on New Buildings

	Dec. 1955	Dec. 1956	Dec. 1957	Dec. 1958	Mar. 1959	June 1959	Sept. 1959	Dec. 1959
Contractors	843	734	711	689	685	697	703	686
Subcontractors	1,927	1,799	1,887	2,222	2,242	2,300	2,631	2,664
Wage Earners	9,019	8,370	8,145	9,373	9,225	9,639	9,577	9,767
Carpenters	3,526	3,385	3,269	3,474	3,463	3,688	3,750	3,638
Bricklayers	1,813	1,626	1,593	1,894	1,793	1,923	2,004	2,103
Painters	1,035	913	978	1,069	1,035	1,058	1,039	1,155
Electricians	540	462	489	570	571	575	643	636
Plumbers	899	826	842	971	981	981	1,094	1,081
Builders' Labourers	2,141	2,007	1,786	2,196	2,137	2,207	2,257	2,190
Other	1,835	1,684	1,786	2,110	2,173	2,204	2,124	2,314
Total	11,789	10,903	10,743	12,284	12,153	12,636	12,911	13,117

DEFINITIONS

Owner-built Houses - An "owner-built" house is one actually erected or being erected by the owner or under the owner's direction without the services of a contractor who is responsible for the whole job.

Commencements - Generally speaking, a building is not recorded as being commenced until the foundations have been laid.

Completions - A building is regarded as having been completed when the contractor has fulfilled the terms of the contract, or in the case of an owner-builder, when the dwelling is either completed or occupied (whichever occurs first).

Under Construction - Once a building is commenced, it is classified as "Under Construction" until it is completed, even though work may have been temporarily suspended.

Values - All values shown exclude the value of land and represent the estimated value of buildings upon completion.

Employment - Figures relate to persons actually working on a specified day on the jobs of contractors who undertake the erection of new buildings and of Government instrumentalities which erect new buildings on their own account. They include persons actually engaged on alterations, additions, repairs and maintenance when these jobs are undertaken by such contractors and instrumentalities. Men working as or for sub-contractors and men temporarily laid off due to weather are included.

The figures exclude persons working on owner-built houses and employees of builders who undertake only alterations, additions, repairs and maintenance.

Additions and Alterations - Major new additions to existing buildings are included as new buildings, but minor alterations, additions, repairs and renovations are excluded.

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DEPUTY COMMONWEALTH STATISTICIAN

23rd March, 1960.